071.0	0001	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,400 / 969,400
					USE VALUE:	969,400 / 969,400
					ASSESSED:	969,400 / 969,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PEARSALL AMY
Owner 2:	
Owner 3:	
Street 1:	78 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENNOS ARTIE/ TRUSTEE -
Owner 2:	16 LEDGEWOOD RD RLTY TRUST -
Street 1:	78 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,114 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Brick Veneer Exterior and 2422 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12114.000	421,000		548,400	969,400
Total Card	0.278	421,000		548,400	969,400
Total Parcel	0.278	421,000		548,400	969,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.18 | /Parcel: 400.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 45141

GIS Ref

GIS Ref

Insp Date 10/22/18

!6032!

PREVIOUS ASSESSMENT

Parcel ID 071.0-0001-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	420,800	0	12,114.	548,400	969,200	969,200	Year End Roll	12/18/2019
2019	101	FV	343,200	0	12,114.	548,400	891,600	891,600	Year End Roll	1/3/2019
2018	101	FV	343,200	0	12,114.	470,100	813,300	813,300	Year End Roll	12/20/2017
2017	101	FV	343,200	0	12,114.	438,700	781,900	781,900	Year End Roll	1/3/2017
2016	101	FV	343,200	0	12,114.	376,000	719,200	719,200	Year End	1/4/2016
2015	101	FV	341,500	0	12,114.	336,900	678,400	678,400	Year End Roll	12/11/2014
2014	101	FV	300,700	0	12,114.	311,800	612,500	612,500	Year End Roll	12/16/2013
2013	101	FV	300,700	0	12,114.	297,300	598,000	598,000		12/13/2012

PRINT

Date	Time
12/10/20	20:50:54

LAST REV

Date	Time
10/10/19	11:11:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6032

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENNOS ARTIE/ T	1456-108		7/18/2014		740,000	No	No		
BENNOS ARTIE,	1424-80		10/4/2012	Convenience	99	No	No		
ARTIE BENNOS TR	1424-79		10/4/2012	Convenience	99	No	No		
BENNOS GEORGE A	1381-98		3/17/2010	Family	10	No	No		
BENNOS GEORGE A	1381-97		3/17/2010	Convenience	10	No	No		
	1169-183		4/10/1997	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2018	469	New Wind	12,000	C				
5/9/2017	535	Manual	9,000	C				
6/8/2010	600	Re-Roof	8,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2018	Meas/Inspect	BS	Barbara S
2/10/2009	Meas/Inspect	189	PATRIOT
11/5/1999	Inspected	267	PATRIOT
11/5/1999	Mailer Sent		
10/12/1999	Meas. Denied	267	PATRIOT
9/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12114		Sq. Ft.	Site		0	70.	0.65	4									548,397						548,400	

Total AC/HA:	0.27810	Total SF/SM:	12114	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	548,397	Spl Credit		Total:	548,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.34352708
Const Adj.:	1.01959801
Adj $ / SQ:	130.136
Other Features:	98150
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471924
Depreciation:	50968
Depreciated Total:	420956

COMMENTS

SCUTTLE HOLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

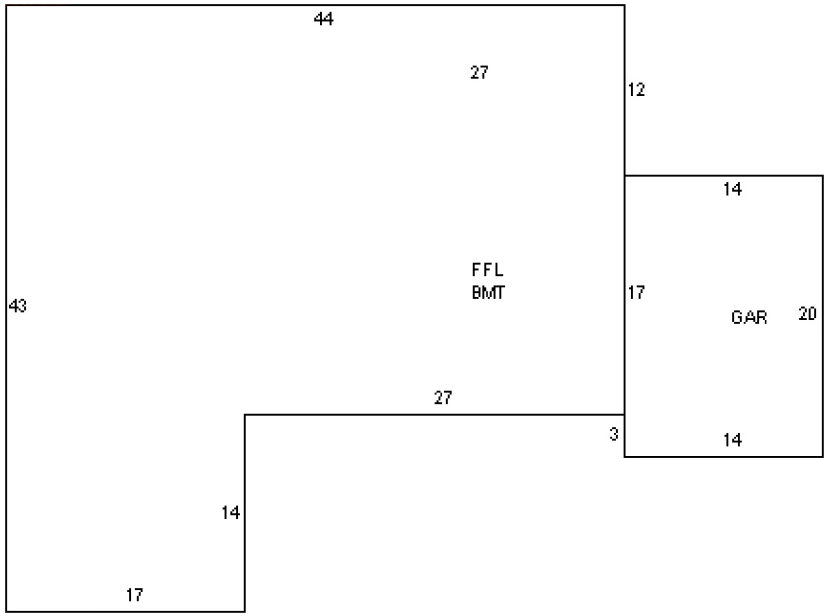
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.47
Special Features:	0	Val/Su Net:	127.27
Final Total:	421000	Val/Su SzAd	278.07

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,514	58.130	88,012
FFL	First Floor	1,514	130.140	197,027
GAR	Garage	280	24.400	6,831

Net Sketched Area:	3,308			Total:	291,870
Size Ad	1514	Gross Are	3308	FinArea	2422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

071.0-0001-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1978	0.00	T	32.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	